

222 Rippon Road, Hamilton, VIC, 3300

House For Sale

Saturday, 30 November 2024



222 Rippon Road, Hamilton, VIC, 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Bridget Fry
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Nic Cullinane
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Architectural Opulence with Potential Beyond Compare

Dreamt up by industry leading Architect Donald Crone and further enhanced with its enviable Lake side location, this timeless beauty offers unmatched capacity to develop its incredible mid-century bones.

While not for the faint of heart, with some vision, elbow grease and paint this potential packed gem will easily come back to its former glory and offer a fabulous AirBNB or fun retro home unlike any other!

Enviably set on a lush corner block of 681m² (approx.), this private oasis uses natural light as a master stroke and secures delightful private garden vistas from every room.

The heart of this home is focussed around the established central tree that is breathtaking from the light drenched entry and invites you through to the vast living area (including open wood fire place and classy floor to ceiling windows) that flows across to the peaceful sitting area and onto the dining and spacious kitchen (including bespoke original blue tiles, double stainless steel sink, display cabinet and dishwasher).

Securing 3 good sized bedrooms, separate study, upstairs sitting room and huge central bathroom and separate lounge.

For the visionary amongst you, there is potential to revamp the original concrete Pool and have all your summer entertainment sorted for years to come.

Merging key mid-century features with a purchase price that allows you an abundance of room to add your own personal touch, this property genuinely exceeds the standard bricks and mortar and presents for you a lifestyle investment for now and the future.

Set a stones throw the picture perfect Lake Hamilton with its amazing walking tracks and parks, the terrific Hamilton Lawn Tennis Club and moments to the prestigious 18-hole Hamilton Golf Club (Established in 1896) that will have you embracing the weekends with an unmatched lifestyle focus.

From the moment you enter, the significant promise of this majestic home truly captures your heart and draws you in to admire its welcoming clean lines and impressive natural light on a lavish scale.

To round out this sensational package, there is a single carport with undercover direct house access plus a double lock up garage and good fencing.

Relish in the ideal location, setting you moments to the flourishing town centre with its beautiful Boutique Shopping, excellent Cafes and Restaurants, ever changing Art Gallery and the incredible Hamilton Performing Arts Centre with tremendous daily performances from Australian and International acts.

Hamilton thrives as a buoyant farming community and embraces a quiet country lifestyle all while being supported by an abundance of award-winning local schools (from Kinder through to TAFE), a terrific hospital and all the major shopping outlets from Bunnings and Mitre 10 to Macca's and Kmart everything you can ever need is easily at your fingertips.

This magnificent location also enjoys a 20-minute drive to Dunkeld as the gateway to the Grampians, 45 minutes to Port Fairy beach or a 1-hour drive to Warrnambool and the start of the world-famous Great Ocean Road and Surf Coast.